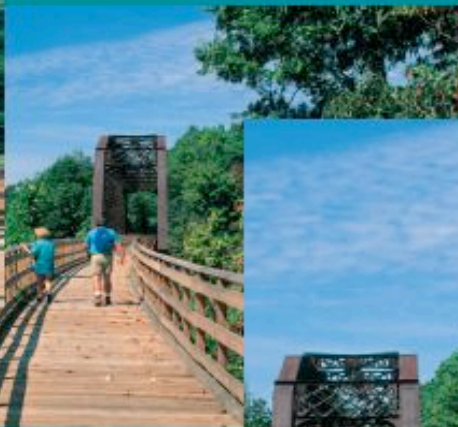




Cumberland Region Tomorrow

Collaborative Action for Quality Growth



CHEATHAM,
DAVIDSON,
DICKSON, MAURY, MONTGOMERY, ROBERTSON,
RUTHERFORD, SUMNER, WILLIAMSON AND
WILSON COUNTIES

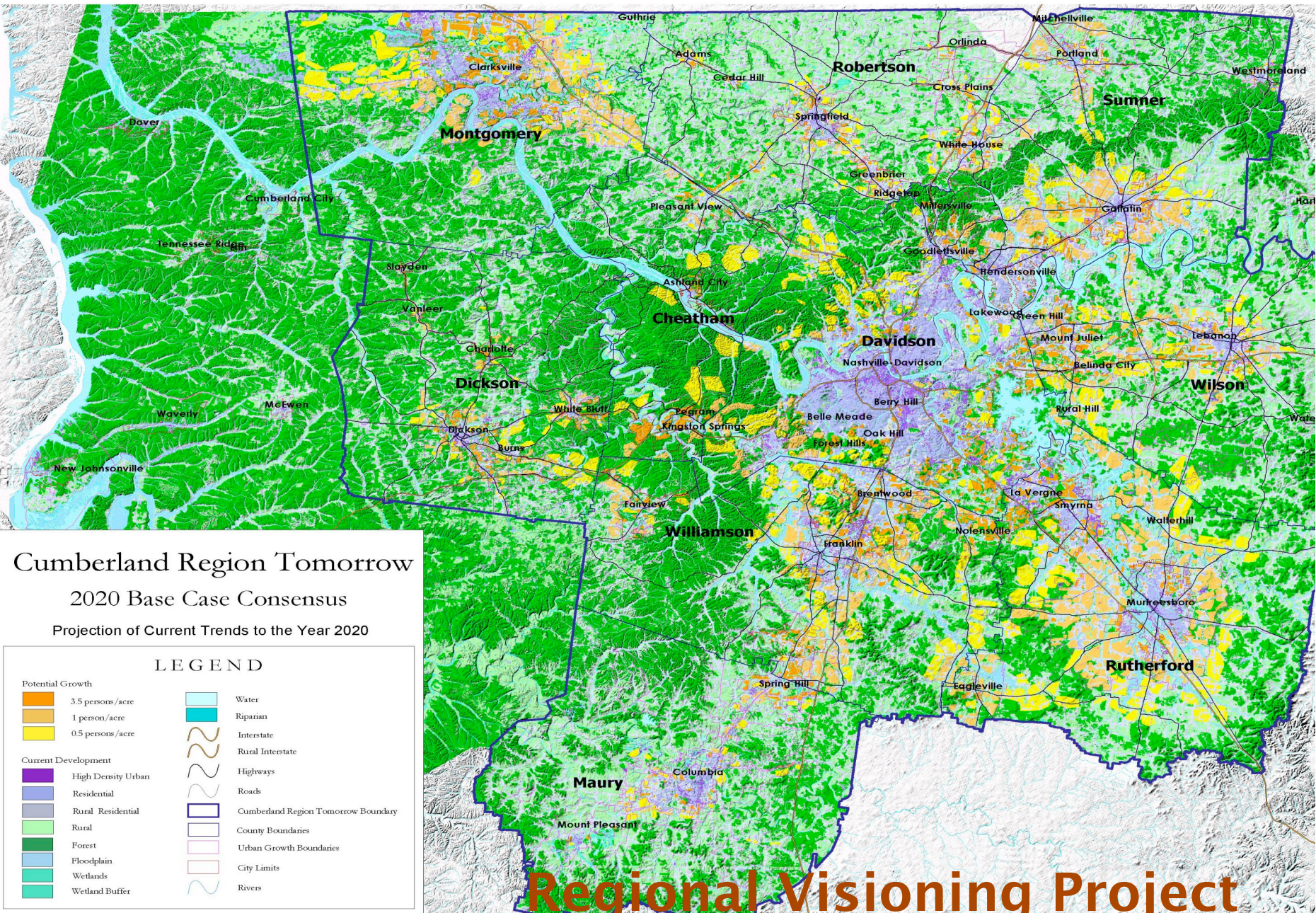
Cumberland Region Tomorrow

Regional Visioning Project



- Developed 20 Year Growth Trend Data
- Determined the Base Case Scenario
- Determined the Alternative Case Scenario





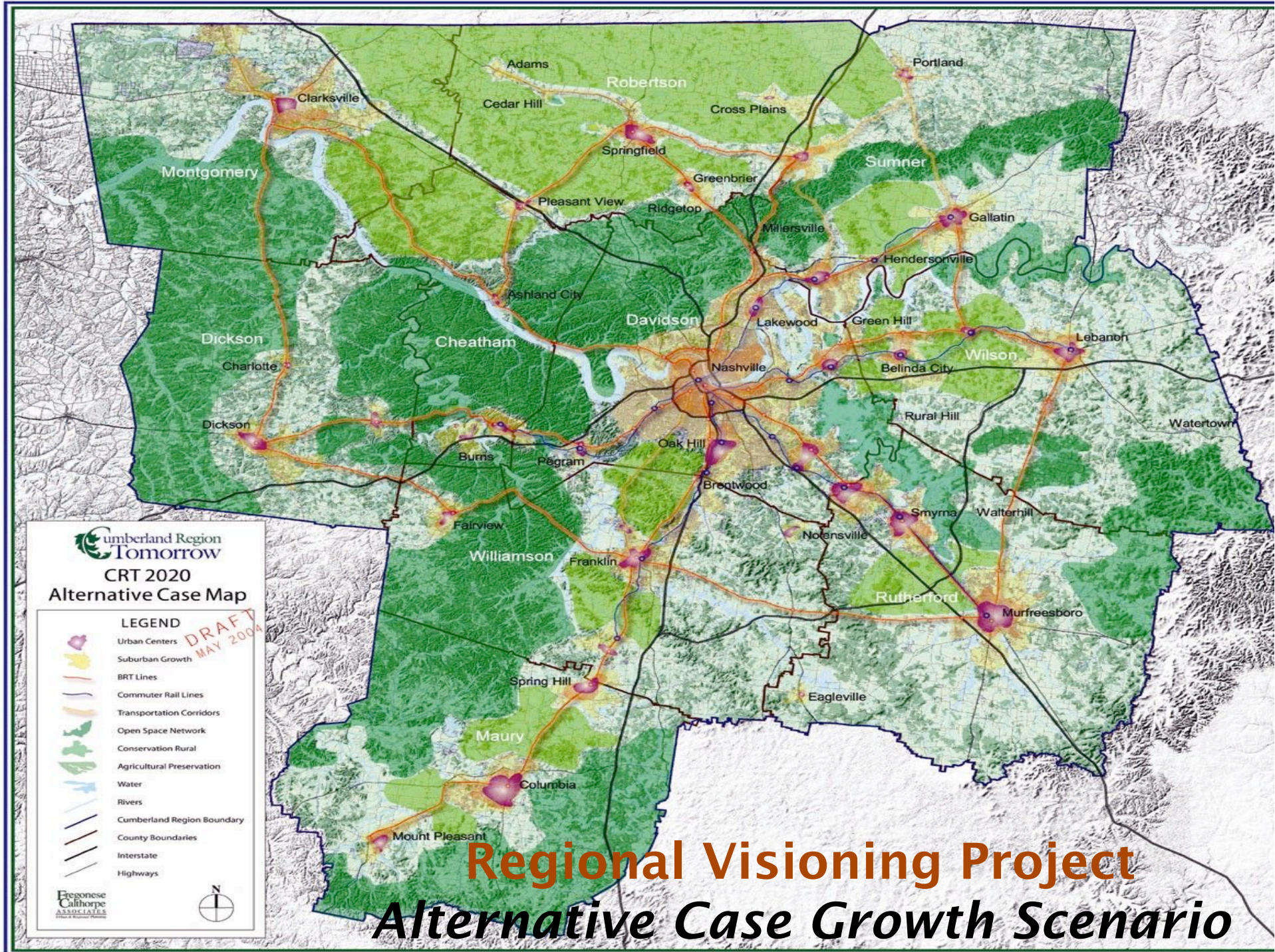
Cumberland Region Tomorrow
 2020 Base Case Consensus
 Projection of Current Trends to the Year 2020

LEGEND

Potential Growth	3.5 persons/acre	Water
1 person/acre	Riparian	
0.5 persons/acre	Interstate	
Current Development	High Density Urban	Rural Interstate
Residential	Rural Residential	Highways
Rural	Forest	Roads
Floodplain	Wetlands	Cumberland Region Tomorrow Boundary
Wetland Buffer	Wetland Buffer	County Boundaries
	City Limits	Urban Growth Boundaries
	Rivers	



Regional Visioning Project
Base Case Growth Scenario



Regional Visioning Project

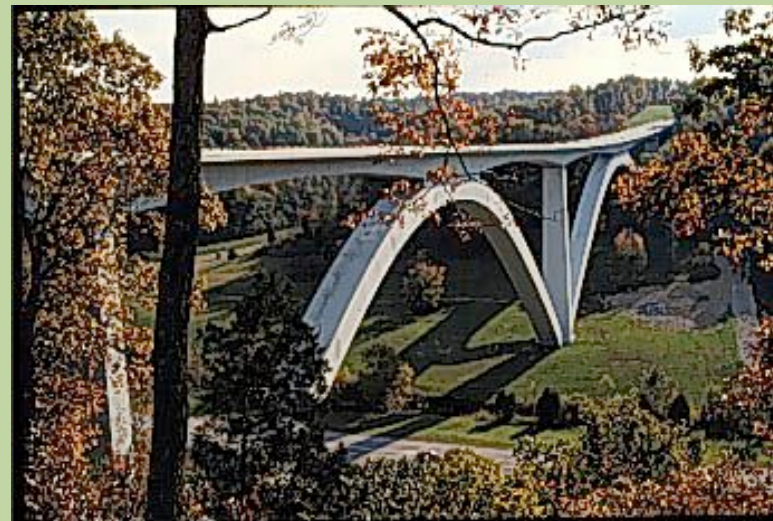
Comparisons of Growth Scenarios

Indicator	Base Case	Alternative Case
Land we will consume	365,000 acres	91,000 acres
Infrastructure costs	\$6.9 billion	\$3.4 billion
Intersections per acre	.034	.11
New road miles	4,544 miles	2,225 miles
Acres of new impervious surfaces	62,444 acres	35,033 acres
Vehicle miles of travel increase	39 miles	35.9 miles
Density patterns-regionwide	1.13 persons	5.8 persons



Quality Growth Toolbox Content

Guiding Principles



Quality Growth Toolbox Content

Chapter 1 Ensuring Economic Vitality through Quality Growth



Quality Growth Toolbox Content

Chapter 2 Conserving Our Region's Land, Water And Natural Resources



Quality Growth Toolbox Content

Chapter 3 Reinvesting in Towns, City Centers And Communities

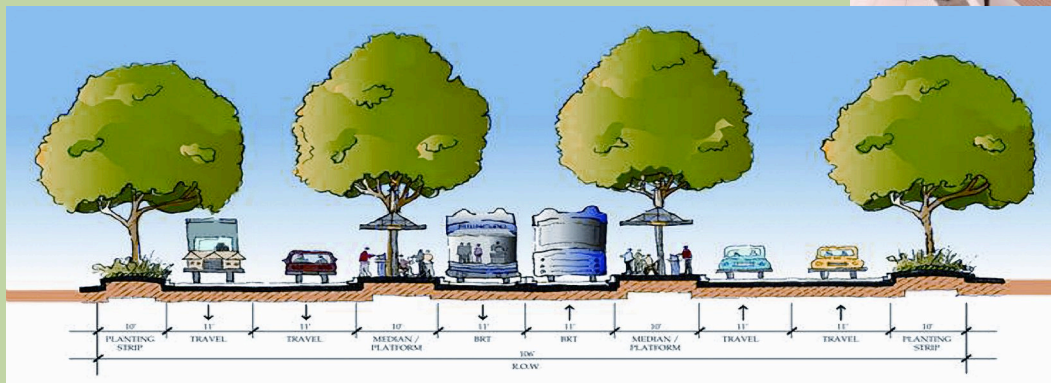
Chapter 4 Creating a Variety of Housing Choices



Quality Growth Toolbox Content

Chapter 5

Transportation/ Land Use Planning For Quality Growth



Quality Growth Toolbox Content

Chapter 6

Guiding Infrastructure Investments for Quality Growth and Cost-Effective Government





www.cumberlandregiontomorrow.org

NORTH ST. LUCIE COUNTY CHARRETTE

A CITIZENS' MASTER PLAN



prepared by



TREASURE COAST REGIONAL
PLANNING COUNCIL

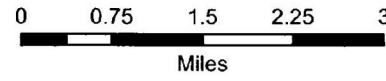
With and for the citizens of St. Lucie County

Acknowledgements:

County Commission Chair Paula Lewis,
Commissioners Cliff Barnes, John Bruhn,
Doug Coward and Frannie Hutchinson; mem-
bers of the Charrette Steering Committee; and
St. Lucie County staff.

TREASURE COAST REGIONAL PLANNING COUNCIL
INDIAN RIVER - ST. LUCIE - MARTIN - PALM BEACH

-  North County Study Area
-  TVC Element Boundary



St. Lucie County
Growth Management Department
Map prepared April 7, 2006

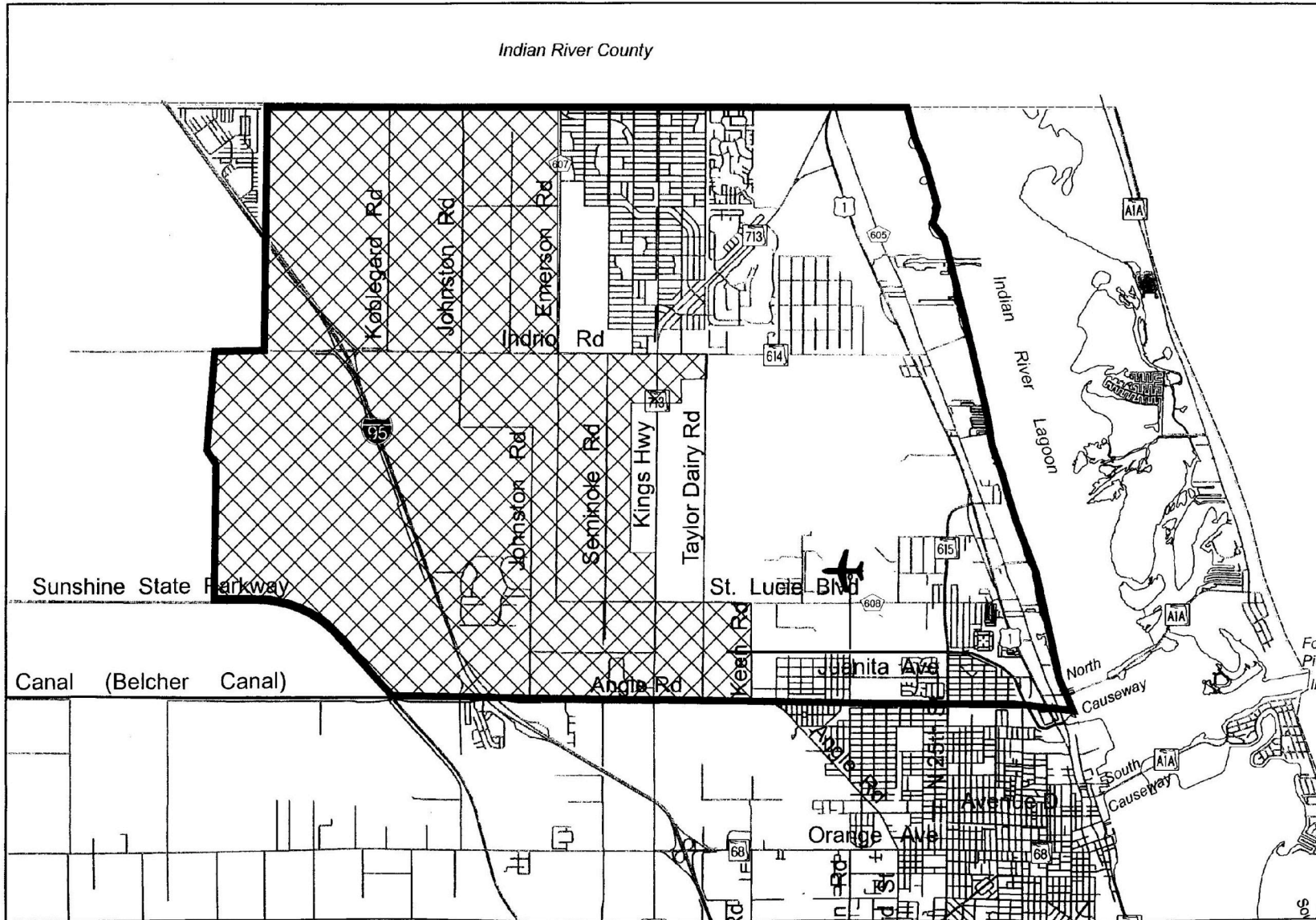
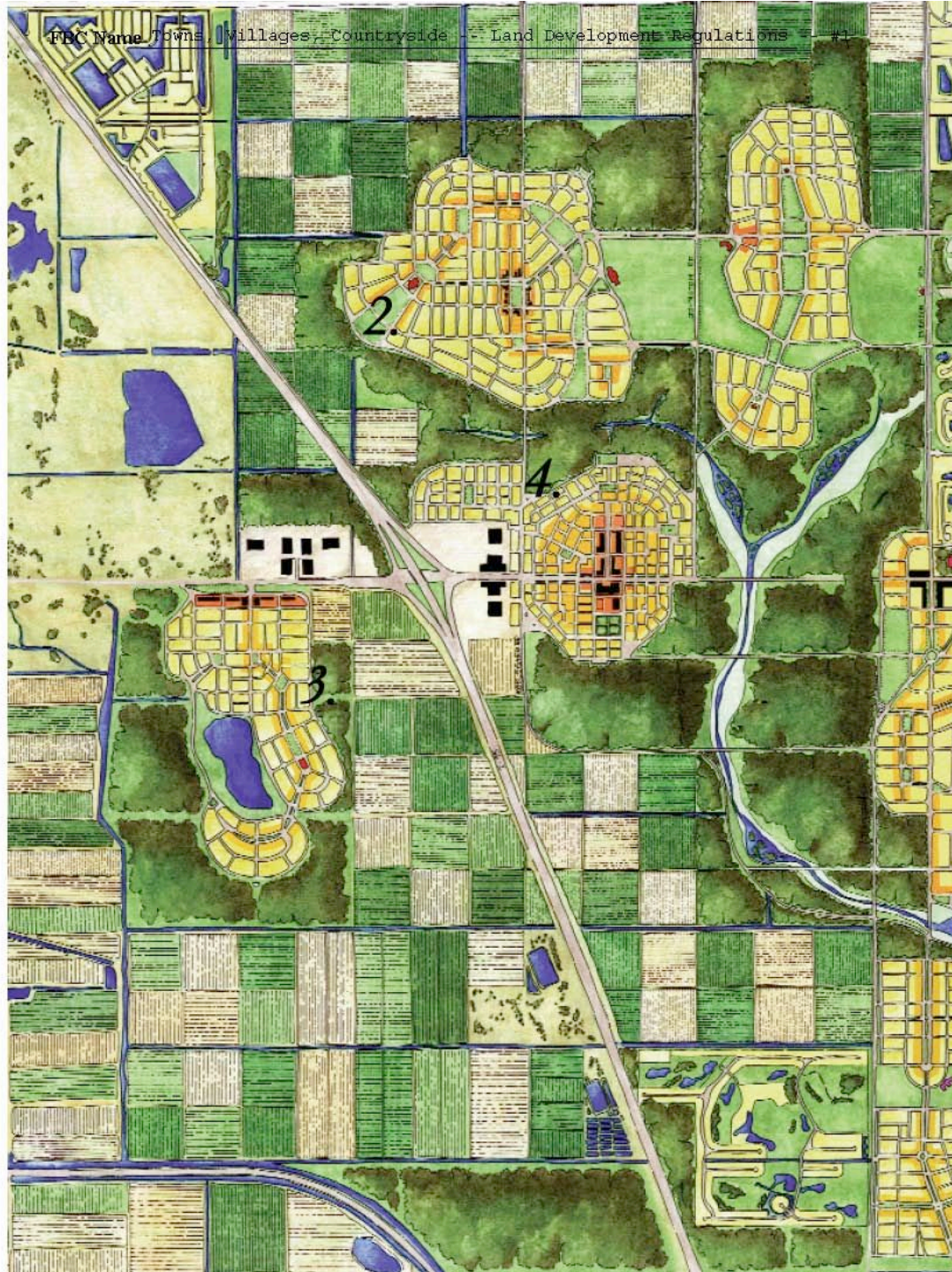
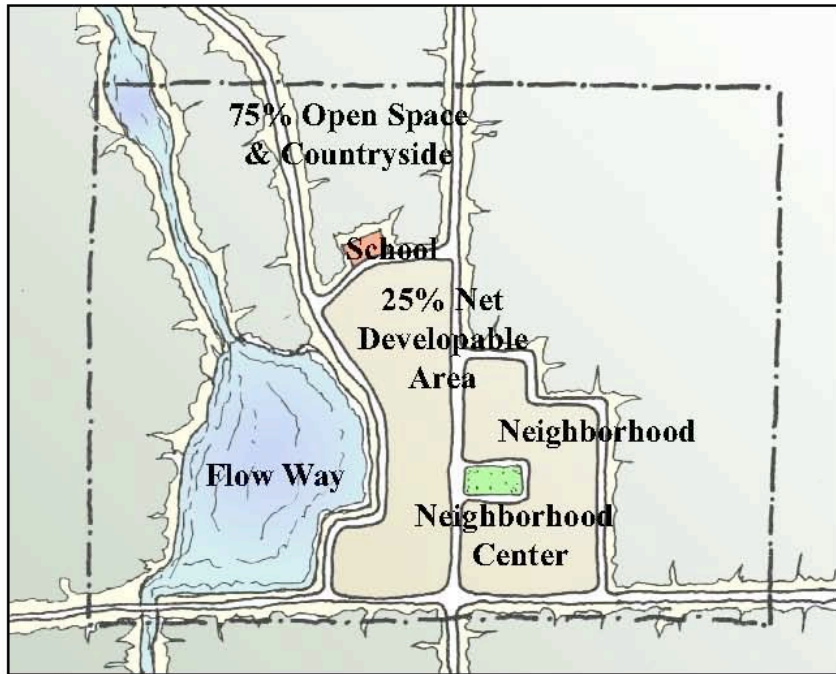


EXHIBIT A

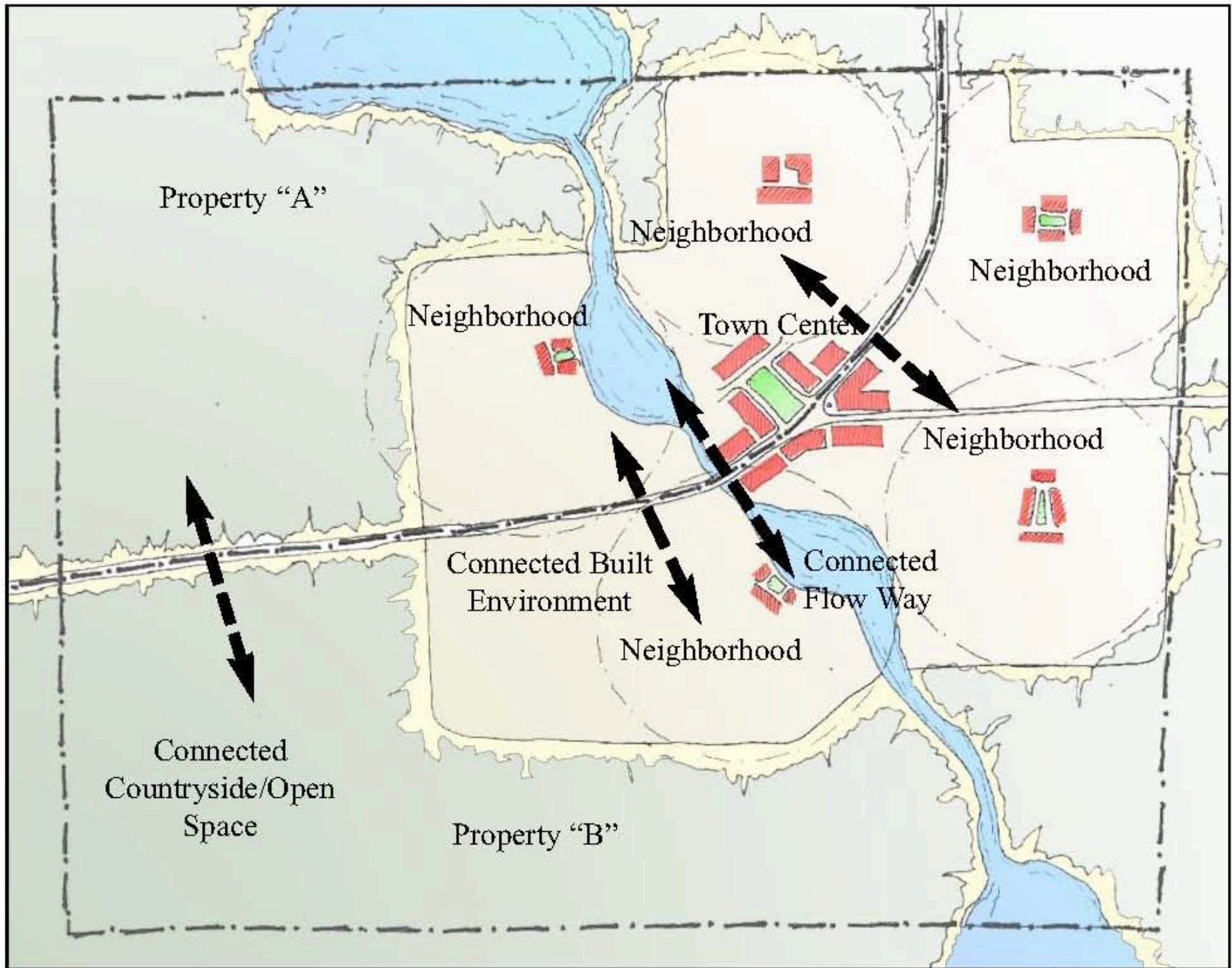




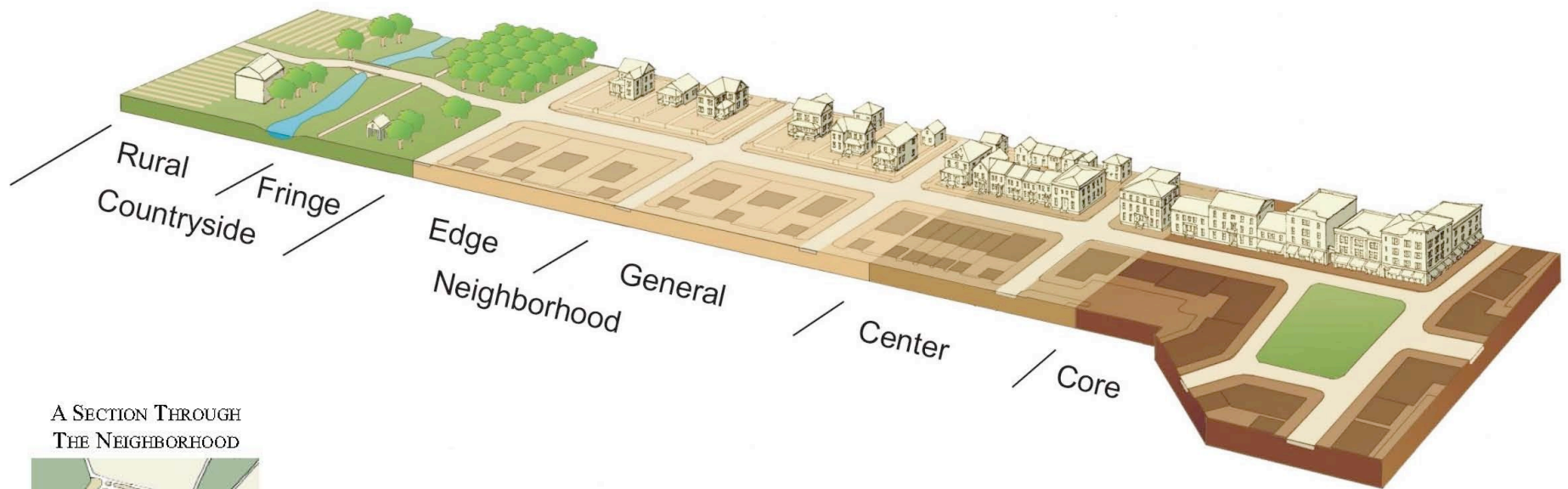
Village: Compact walkable community within the countryside



Town: A group of neighborhoods within the countryside



FBC Name Towns, Villages, Countryside -- Land Development Regulations -- #3



A SECTION THROUGH THE NEIGHBORHOOD

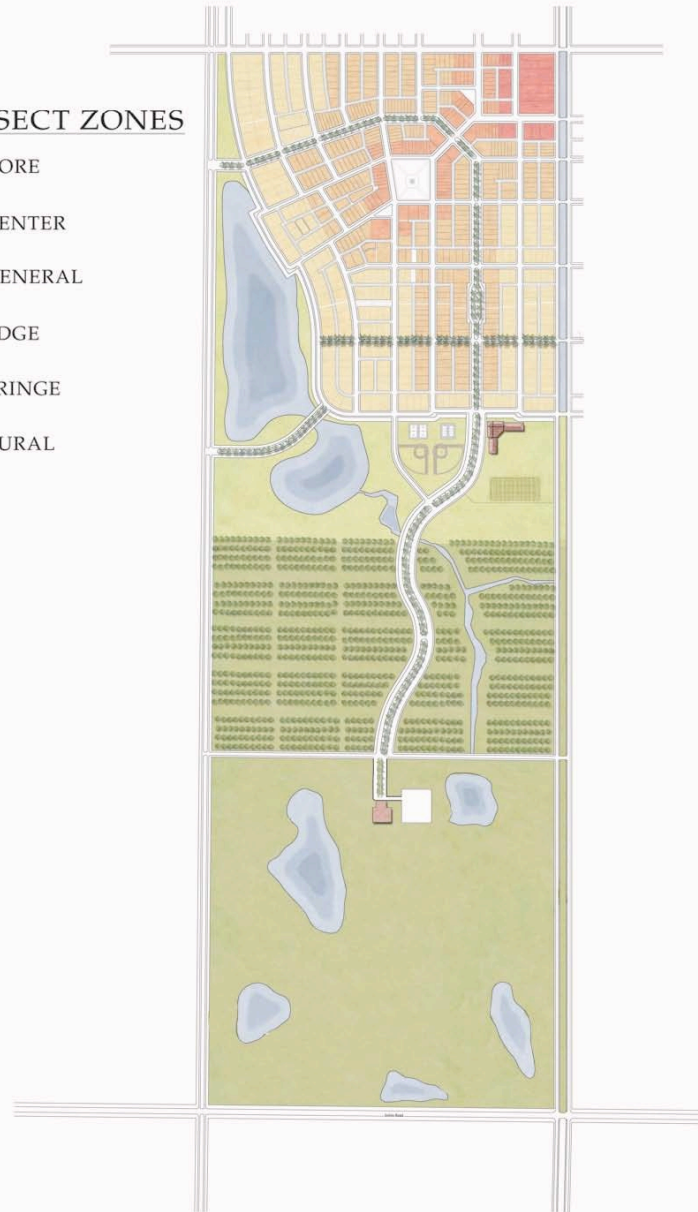


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TVC Element
May 15, 2006

TRANSECT ZONES

-  CORE
-  CENTER
-  GENERAL
-  EDGE
-  FRINGE
-  RURAL



Spikowski Planning Associates
1617 Hendry Street, Suite 416
Fort Myers, Florida 33901
(239) 334-8866

Towns, Villages and the Countryside
ST. LUCIE COUNTY
Model Illustrative Plan
0' 300' 600'

DOVER, KOHL & PARTNERS
town planning
1571 Sunset Drive
Coral Gables, FL 33143
(305) 666-0446

(1) “CORE” TRANSECT ZONE

PURPOSE: Development is most intense in the Core, the most urban of the transect zones. Buildings are normally attached and built along the front property line, creating a continuous street façade to increase walkability. Commercial and civic uses are anticipated in the Core; a mix of apartments and live/work buildings constitute the residential component. Core zones must be within walking distance of surrounding residential areas.

PERMITTED LOT TYPES in the Core transect zone (refer to Section 3.01.03.EE.2.e):

- Mixed-Use Building Lot
- Retail Building Lot
- Apartment Building Lot
- Live/Work Building Lot
- Civic Building Lot

BUILDING FORM AND PLACEMENT ON LOTS for the Center transect zone: refer to Section 3.01.03.EE.2.f.

DEVELOPMENT STANDARDS for the Core transect zone: refer to Section 3.01.03.EE.2.g.

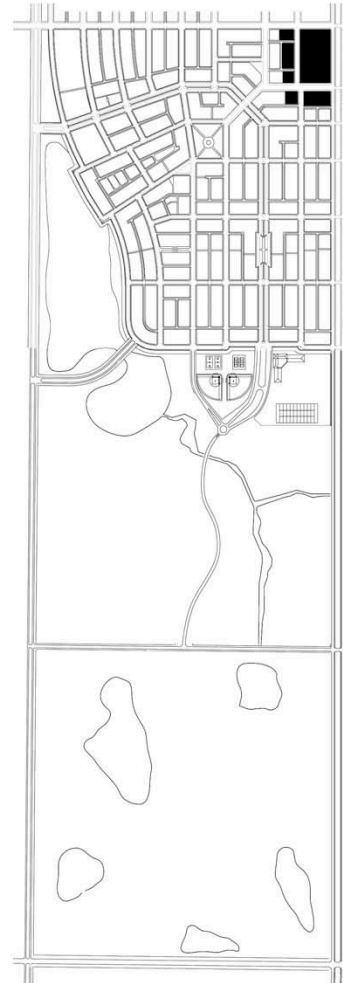
PERMITTED USES for the Core transect zone: permitted uses are determined by lot type -- refer to Section 3.01.03.EE.2.h.

ALLOWABLE STREET TYPES in the Core transect zone (refer to Section 3.01.03.EE.2.i):

- Main Street
- Boulevard
- Avenue
- Alley
- Trail

STREETScape STANDARDS for the Core transect zone: refer to Section 3.01.03.EE.2.j.

CORE TRANSECT ZONE
HIGHLIGHTED ON
MODEL REGULATING PLAN:



(2) “CENTER” TRANSECT ZONE

PURPOSE: A wide range of uses is expected and encouraged in the Center, which should be compact and contain both attached and detached buildings. Multi-story buildings accommodate a mix of uses such as apartments or offices over shops. Lofts (flexible spaces that can be used for either living or working space) and buildings designed for changing uses over time are also appropriate for the Center. Center zones must be within walking distance of surrounding residential areas.

PERMITTED LOT TYPES in the Center transect zone (refer to Section 3.01.03.EE.2.e):

- Mixed-Use Building Lot
- Retail Building Lot
- Apartment Building Lot
- Live/Work Building Lot
- Apartment House Lot
- Rowhouse Lot
- Cottage House Lot
- Sideyard House Lot
- Civic Building Lot

BUILDING FORM AND PLACEMENT ON LOTS for the Center transect zone: refer to Section 3.01.03.EE.2.f.

DEVELOPMENT STANDARDS for the Center transect zone: refer to Section 3.01.03.EE.2.g.

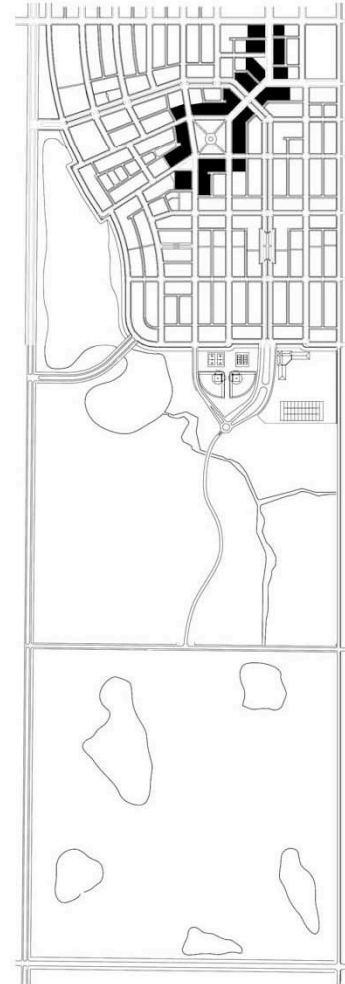
PERMITTED USES for the Center transect zone: permitted uses are determined by lot type -- refer to Section 3.01.03.EE.2.h.

ALLOWABLE STREET TYPES in the Center transect zone (refer to Section 3.01.03.EE.2.i):

- Main Street
- Boulevard
- Avenue
- East/West Street
- North/South Street
- Alley
- Lane
- Trail

STREETSCAPE STANDARDS for the Center transect zone: refer to Section 3.01.03.EE.2.j.

CENTER TRANSECT ZONE
HIGHLIGHTED ON
MODEL REGULATING PLAN:



(3) “GENERAL” TRANSECT ZONE

PURPOSE: The General zone is the largest area of most neighborhoods. It is residential in character with a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the General zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards.

PERMITTED LOT TYPES in the General transect zone (refer to Section 3.01.03.EE.2.e):

- Apartment Building Lot
- Live/Work Building Lot
- Apartment House Lot
- Rowhouse Lot
- Cottage House Lot
- Sideyard House Lot
- House Lot
- Civic Building Lot

BUILDING FORM AND PLACEMENT ON LOTS for the General transect zone: refer to Section 3.01.03.EE.2.f.

DEVELOPMENT STANDARDS for the General transect zone: refer to Section 3.01.03.EE.2.g.

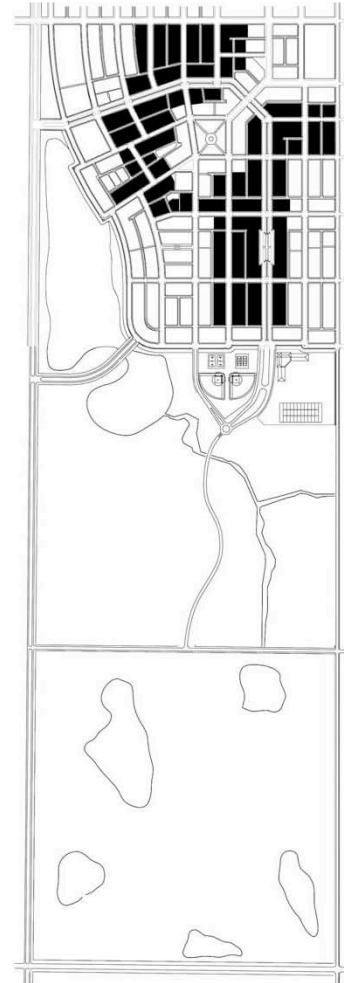
PERMITTED USES for the General transect zone: permitted uses are determined by lot type -- refer to Section 3.01.03.EE.2.h.

ALLOWABLE STREET TYPES in the General transect zone (refer to Section 3.01.03.EE.2.i):

- Boulevard
- Avenue
- East/West Street
- North/South Street
- Lane
- Trail

STREETSCAPE STANDARDS for the General transect zone: refer to Section 3.01.03.EE.2.j.

GENERAL TRANSECT ZONE
HIGHLIGHTED ON
MODEL REGULATING PLAN:



(4) “EDGE” TRANSECT ZONE

PURPOSE: The Edge zone is single-family residential in character with a lower density of homes than other parts of the neighborhood. Edge zones are bounded by the beginnings of rural, natural, or open-space features such as pasture, groves, forest, lake, meadow, or golf course. These features provide a physical change that defines the neighborhood.

PERMITTED LOT TYPES in the Edge transect zone (refer to Section 3.01.03.EE.2.e):

- House Lot
- Estate Lot
- Civic Building Lot

BUILDING FORM AND PLACEMENT ON LOTS for the Edge transect zone: refer to Section 3.01.03.EE.2.f.

DEVELOPMENT STANDARDS for the Edge transect zone: refer to Section 3.01.03.EE.2.g.

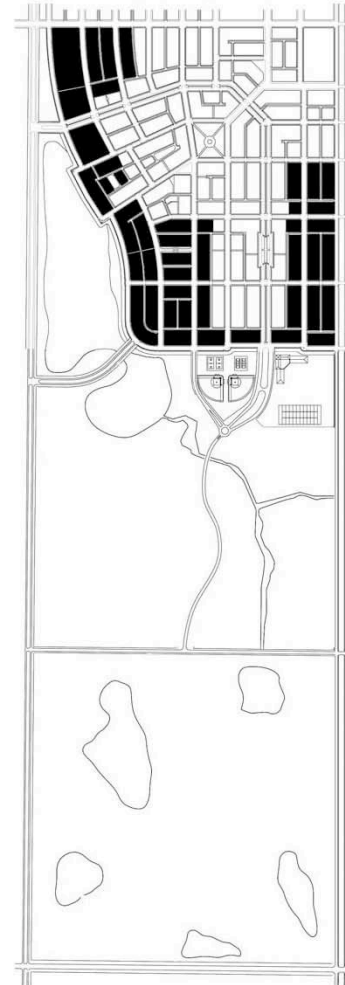
PERMITTED USES for the Edge transect zone: permitted uses are determined by lot type -- refer to Section 3.01.03.EE.2.h.

ALLOWABLE STREET TYPES in the Edge transect zone (refer to Section 3.01.03.EE.2.i):

- East/West Street
- North/South Street
- Edge Drive
- Parkway
- Lane
- Trail

STREETScape STANDARDS for the Edge transect zone: refer to Section 3.01.03.EE.2.j.

EDGE TRANSECT ZONE
HIGHLIGHTED ON
MODEL REGULATING PLAN:



(5) “FRINGE” TRANSECT ZONE

PURPOSE: The Fringe zone is the first layer of the Countryside that provides a harmonious transition between neighborhoods and the Rural transect zone. The resulting landscape is typically more manicured and includes uses that are compatible with adjoining neighborhoods such as open spaces, recreational uses, and limited agricultural uses.

PERMITTED LOT TYPES in the Fringe transect zone (refer to Section 3.01.03.EE.2.e):

- Estate Lot (limited, see footnote to Table 3-2)
- Civic Building Lot
- Countryside Tract

BUILDING FORM AND PLACEMENT ON LOTS for the Fringe transect zone: refer to Section 3.01.03.EE.2.f.

DEVELOPMENT STANDARDS for the Fringe transect zone: refer to Section 3.01.03.EE.2.g.

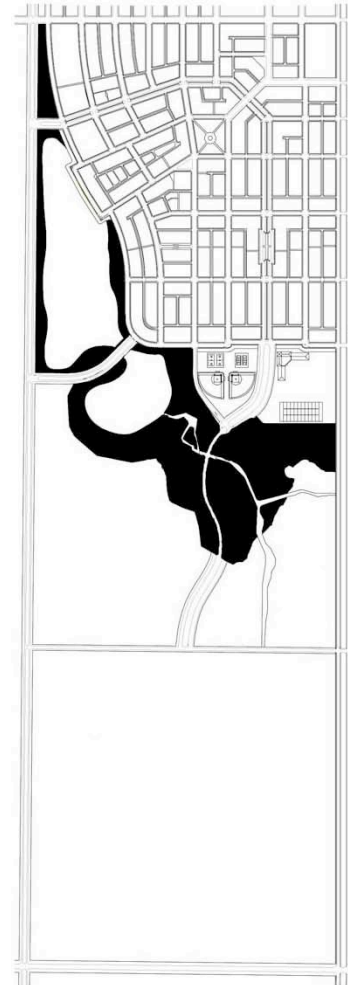
PERMITTED USES for the Fringe transect zone: refer to Section 3.01.03.EE.2.o.

ALLOWABLE STREET TYPES in the Fringe transect zone (refer to Section 3.01.03.EE.2.i):

- Boulevard
- Parkway
- Trail

STREETScape STANDARDS for the Fringe transect zone: refer to Section 3.01.03.EE.2.j.

FRINGE TRANSECT ZONE
HIGHLIGHTED ON
MODEL REGULATING PLAN:



(6) "RURAL" TRANSECT ZONE

PURPOSE: The Rural zone is the second layer of the Countryside that does not adjoin neighborhoods. Land uses in the Rural zone encompass the full range of permitted agricultural, recreational, and open space uses.

PERMITTED LOT TYPES in the Rural transect zone (refer to Section 3.01.03.EE.2.e):

- Countryside Tract

BUILDING FORM AND PLACEMENT ON LOTS for the Rural transect zone: refer to Section 3.01.03.EE.2.f.

DEVELOPMENT STANDARDS for the Rural transect zone: refer to Section 3.01.03.EE.2.g.

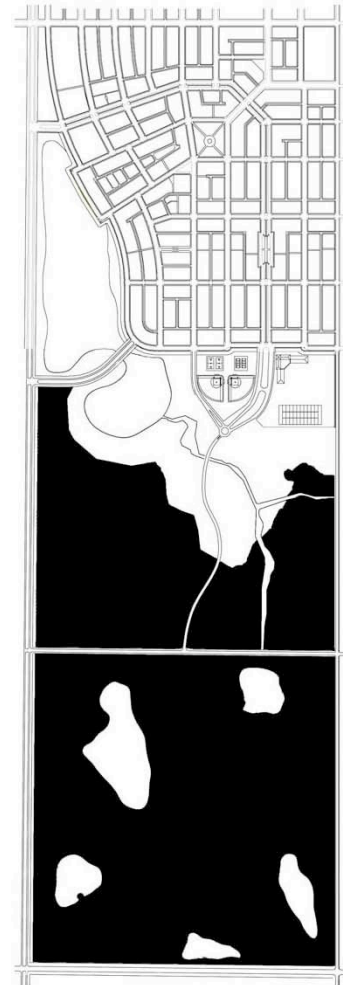
PERMITTED USES for the Rural transect zone: refer to Section 3.01.03.EE.2.o.

ALLOWABLE STREET TYPES in the Rural transect zone (refer to Section 3.01.03.EE.2.i):

- Boulevard
- Parkway
- Trail

STREETSCAPE STANDARDS for the Rural transect zone: refer to Section 3.01.03.EE.2.j.

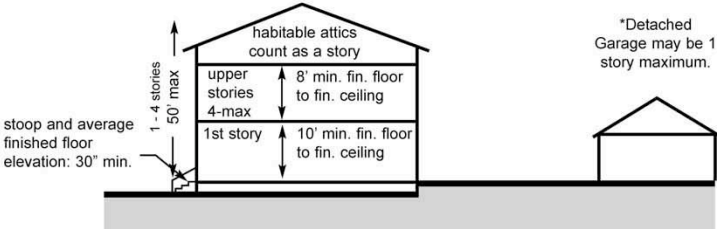
RURAL TRANSECT ZONE
HIGHLIGHTED ON
MODEL REGULATING PLAN:



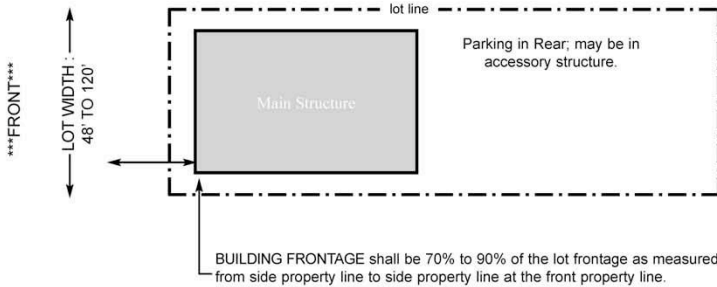
(5) Apartment House Lot (AH)

These diagrams illustrate some of the lot size and dimensional requirements from Table 3-1.

HEIGHT:



BUILDING PLACEMENT:



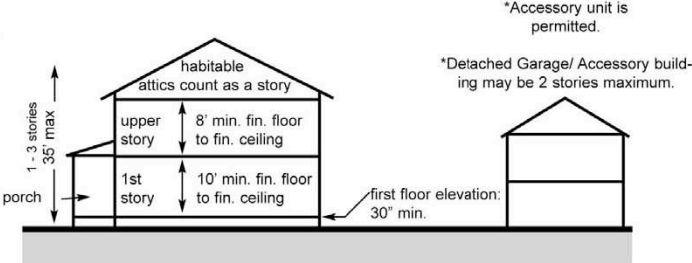
PRECEDENTS & CHARACTER EXAMPLES:



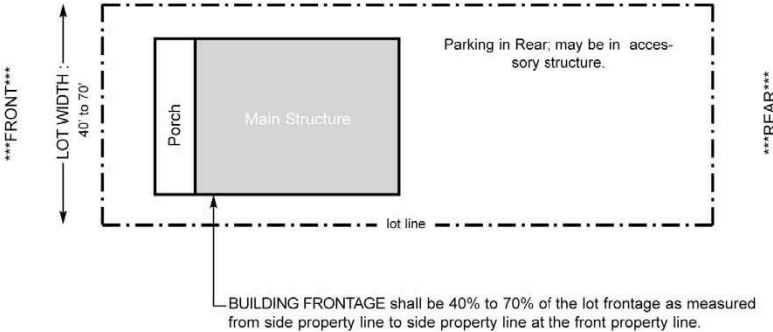
(9) House Lot (HO)

These diagrams illustrate some of the lot size and dimensional requirements from Table 3-1.

HEIGHT:



BUILDING PLACEMENT:



*Each house lot shall be permitted (1) main structure and (1) accessory building.

PRECEDENTS & CHARACTER EXAMPLES:



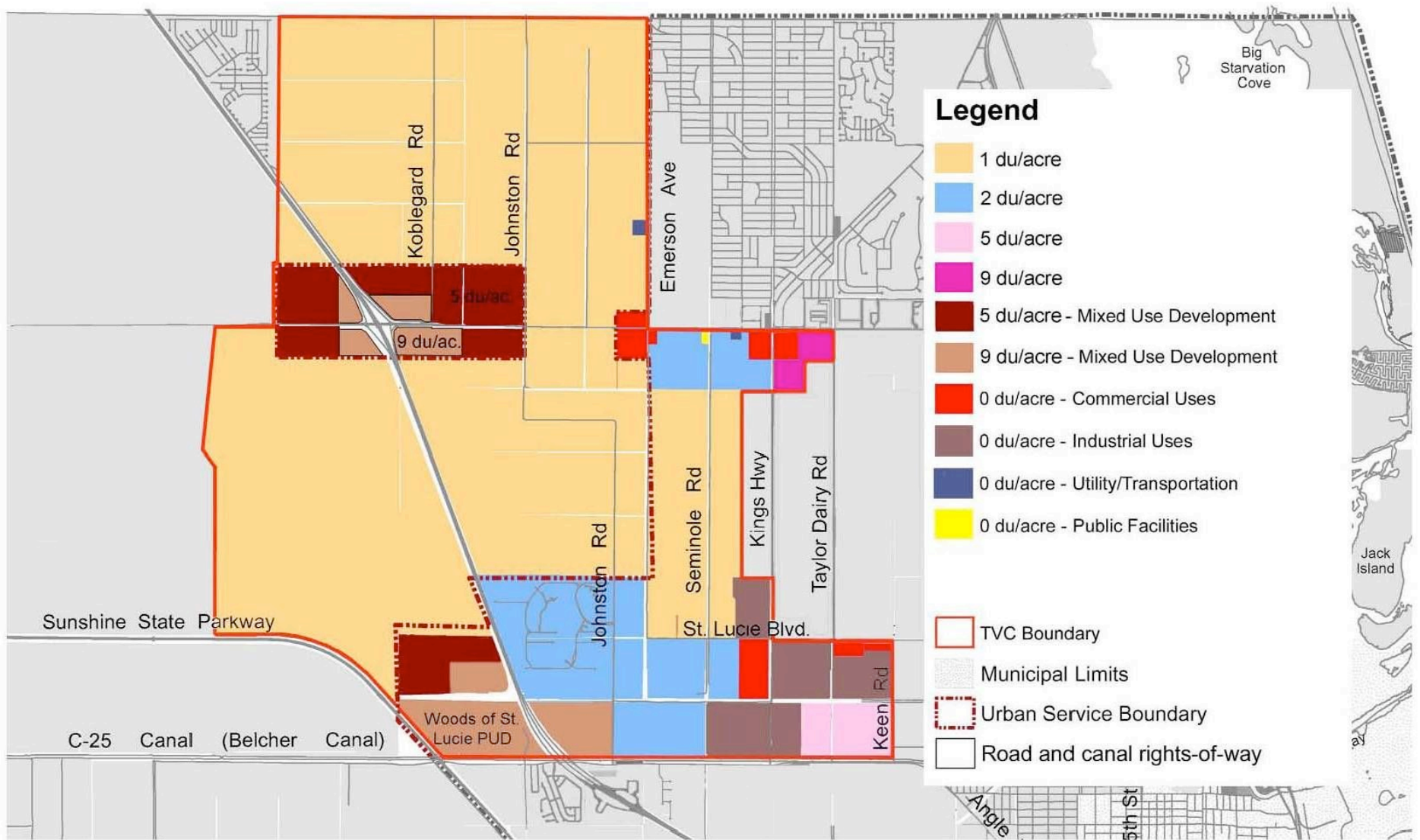


Figure 3-3
TRANSFERABLE DEVELOPMENT VALUE MAP

The Transferable Development Value Map reflects the underlying densities and intensities established by the pre-existing Future Land Use Map. Properties shall not have the underlying potential densities or intensities limited by the TVC Element.

Towns, Villages and the Countryside

A New Pattern of Settlement for North St. Lucie County



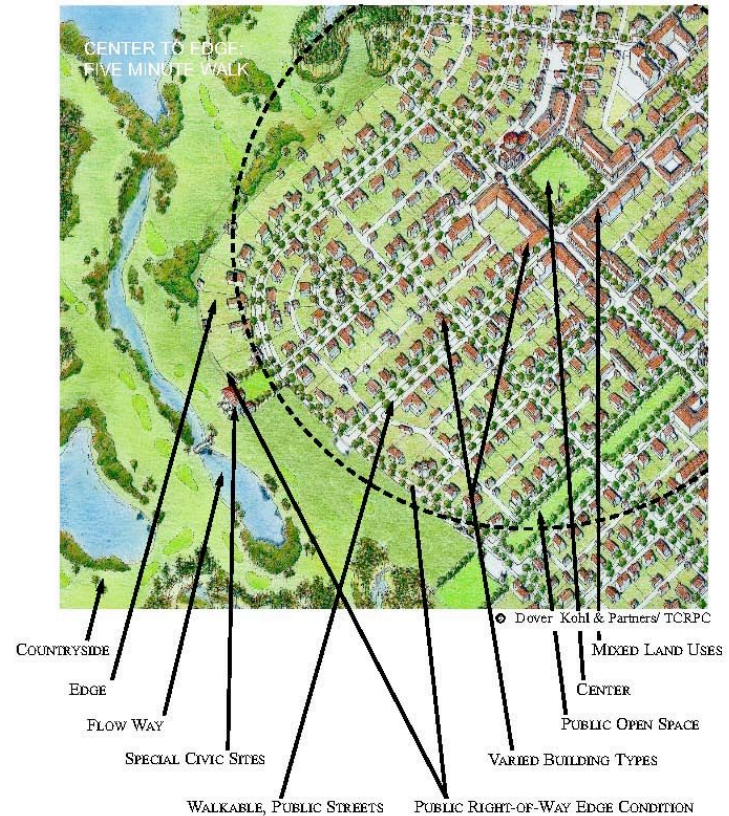
Comprehensive Plan Amendments

May 15, 2006

prepared by

Treasure Coast Regional Planning Council
with and for the citizens of St. Lucie County

Figure 3-4
NEIGHBORHOOD DIAGRAM



St. Lucie County
Comprehensive Plan

3-12

TVC Element
May 15, 2006

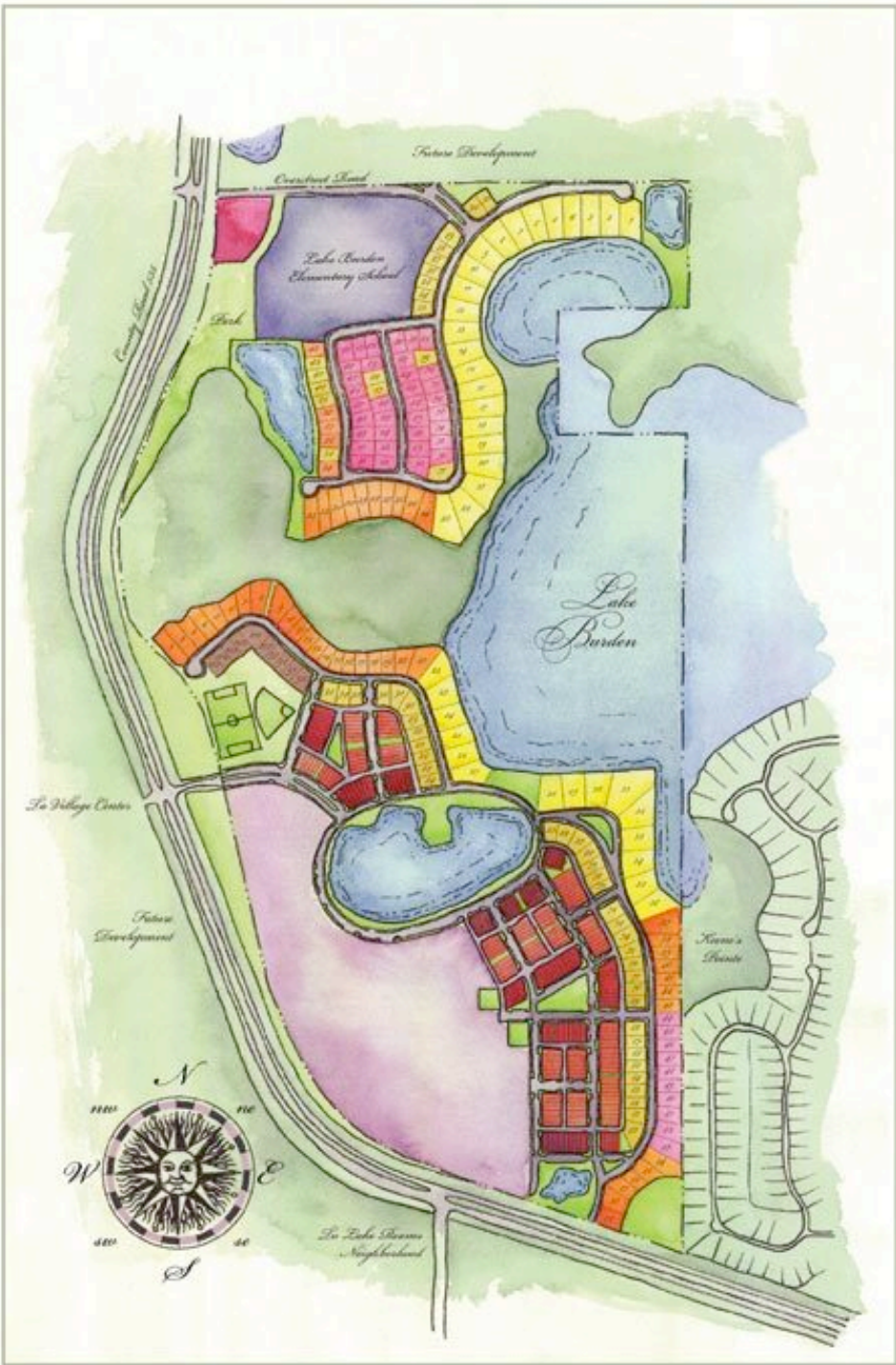
www.tcrpc.org

search for North St. Lucie County Master Plan

H
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Horizons West





Lake Burden Neighborhood

Legend

-  Property Boundary
-  Waterfront Estates (1/2 Acre)
-  Village Park/Open space (70' x 120')
-  Cottage Park/Open space (60' x 120')
-  Townhouse Park/Open space (20' x 120')
-  Townhouse Standard (20' x 120')
-  Village Standard (70' x 120')
-  Cottage Standard (60' x 120')
-  Open Space
-  Lakes
-  Multifamily Units
-  Neighborhood Center

Prepared for:
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 108 S. Court Avenue
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Prepared by:
 **GLAYTON
 JACKSON
 ARCHITECTS**
 ANGLIN
 SOFFE
 KIRKBRAY

